



GRASSROOTS
REALTY GROUP

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213, 176 KANANASKIS Way
Canmore, Alberta

MLS # A2269092



\$475,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 575
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: NA

This bright and open 2-bedroom, 1 bath condo offers 654 sq. ft. of functional living space in a pet-friendly building. Enjoy the comfort of secure, heated underground parking with additional storage. Just steps from the Shops of Canmore, where you'll find restaurants, shopping, and access to public transit routes throughout Canmore and to Banff. Numerous walking and biking trails connect you to downtown and the surrounding natural beauty. Ideal for first-time home buyers or as a long-term rental investment, this well-cared-for condo is not to be missed. Please note: At least one occupant must work a minimum of 20 hours per week in the Bow Valley.